

16 January 2017

Rhys Rigby
Major Casework and Chart Case Officer
Planning Inspectorate Wales
c/o wales@pins.gsi.gov.uk

Dear Mr Rigby,

Your ref: APP/L6940/V/16/3163541

Planning permission for c.480 home development at Ystrad Barwig Isaf, Crown Hill, Llantwit Fardre, Pontypridd, CF38 1BL

I am the Assembly Member for Pontypridd and I am familiar with the proposed development site, which I note does not form part of the LDP. I am also aware and share the considerable strength of opposition of local residents to this development.

The proposed development is situated in a C2 flood area and I note that the Welsh Government has called in this application on the basis that it fails to provide sufficient detail in respect of flood mitigation. I would also question why the application has been approved when it is in conflict with the Council's own policy of developing in C2 floodplain areas.

I know that Planning Inspectorate Wales will consider this matter carefully, but would also ask that the cumulative impact on flooding from approved and proposed developments in the local area are also factored in.

I note the Planning Inspectorate will also consider other issues arising from the application. In particular I would ask you to carefully examine the impact on the existing congestion, safety and accessibility problems that already exist in the area.

I would ask you to give appropriate weight to the statement given by the (then) Transport Minister, Edwina Hart who said:

"Where we've got massive housing expansions, or we've got new industrial estates coming on, we've got to sort out the transport infrastructure. Because if we don't sort it out it'll be absolute chaos on some of the existing roads that exist within Wales. I don't think anybody should be thinking about giving planning permission for large developments without looking satisfactorily at the concerns around traffic and how you're going to get people to school, to work and out to leisure."

I strongly believe that until new forms of transport accessibility, such as the south Wales Metro are introduced, the area is not capable of sustaining additional housing development beyond that already in place.

This part of Taff Ely has experienced a surge in the number of new housing developments in recent years, with more still (such as the 900 home Cwm Coke Works site) already approved. For this reason I would urge you to place the concerns in respect of transport infrastructure and connectivity at the centre of your report.

Yours Sincerely

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Mick Antoniw AM
Assembly member for Pontypridd

C.C.
Councillor Jacqui Bunnage
Councillor Joel James
Owen Smith MP